

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES**

**DESIGN-BUILD SERVICES  
SITE IMPROVEMENTS AT KEY ELEMENTARY SCHOOL**

**Solicitation #:DCAM-13-CS-0083**

**Addendum No. 3  
Issued: January 11, 2013**

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This Addendum Number 03 is issued by e-mail on January 11, 2013. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item #1**

**Below is a list of questions and the Department’s response:**

1. Will additional information be available on providing handicap accessibility to the site?  
**Response: Additional information will be made available by subsequent addendum.**
2. There is no space or area provided for Contractor's field office trailer or storage. Please identify areas within the site where this can be provided since the site is very tight.  
**Response: The Contractor can place a small trailer in the faculty parking lot after school is out for the summer.**
3. Please clarify if the large tree at the proposed outdoor classroom location will be removed.  
**Response: No, the large tree at the outdoor classroom location must be retained (however, if the health of the tree is an issue this could be discussed). In addition, all trees shall be protected with netting and barriers during construction to protect surface roots and limbs. Note: there are a few “memorial trees” on the site that need to be marked for preservation.**
4. Please clarify if asphalt base below existing playground rubber pads will be removed or kept in place. **Response: This is a Contractor decision, but the subsurface (asphalt or concrete) must be sound and level in order to provide a proper surface for poured in place rubber surface.**
5. By what date will the selected contractor be given full, uninterrupted access to the site?  
**Response: The selected Contractor shall be granted partial access to the site as soon as possible – full access would commence once the school year concludes (June 21, 2013). Final determinations on full access vs. partial access would be assessed once final constructions plans/schedule are completed and reviewed.**
6. During the pre-bid meeting, DGS indicated it would like bidders to provide a schedule of values breaking down pricing for individual features of work. Can DGS provide a sample SOV, or a list of the features it would like to be priced individually? Will pricing for individual features of work be evaluated separately from overall pricing? **Response: A schedule of values spreadsheet will be provided by subsequent addendum.**
7. During the pre-bid the DGS representative stated that this was not going to be a design-build project and that we were to price what was on the drawings. What portion of the

project remains Design Build? Will there be a set of as build drawings issued? Please confirm. **Response: This is a design build contract. The selected Contractor will use the issued set of drawings to finish the design, as required. The form of contract (to be issued by subsequent addendum) will provide additional details, but in general, Offerors should submit a bid to deliver a complete and fully functioning Project that meets the requirements of the Concept Design & Narrative Scope of Work. To the extent any design services are required to complete the Project (such as, but not necessarily limited to, the preparation of permit documents, shop drawings, etc.), the preparation of such design documents or drawings are included within the Contractor's scope of work.**

8. Is testing and inspection part of the scope of work? Please clarify. **Response: Yes, the Design Builder must follow the requirements governed by the permit and DCRA requirements.**
9. One large tree must be removed to allow access to the site with construction equipment, if the tree is not removed then we will be forced to wheelbarrow all of the material to the site which will add significant cost to the construction effort. Please confirm this. Please clarify. **Response: The Tree will remain in place.**
10. Confirm that DGS is providing the cost of the building permit. Please advise. **Response: DGS will cover the cost of the building Permit from separate funding and therefore, it should not be included in your Lump Sum Bid.**
11. When is the earliest we can begin any construction efforts? **Response: Friday June 21, 2013 is the last day of school before summer vacation. The Contractor may perform some activity on the site before that date as long as the following criteria are met: playground equipment remains available to the students during school hours, the site remains safe and secure for students and community at all times, and the noise level of the activity does not disturb students while school is in session.**
12. There was some discussion about DGS only wanting an asphalt surface were the drawings show a running track. Please confirm if that is the desire or if not, please provide some design parameters for what type of walking/running track DGS is contemplating under this solicitation. **Response: The running track should meet the specifications in the design documents. The surface of the running track should be of a permeable and shock-absorbing material (i.e. not asphalt or concrete).**
13. There was a mention that the local PTA would have final approval of the final design. Approximately how long will that process take? **Response: Once the Contractor is selected they will work with the SIT and the Department on final design details and the Department will approve the final design by April 1, 2013.**
14. Please provide the specification information on the Artificial Turf surface in the playground equipment play area. **Response: The existing artificial turf is not being replaced, and will remain in place. The artificial turf under the climbing structure in the lower play area should be a new artificial turf surface that meets fall protection requirements. Landscape Structures and Field Turf, or equivalent, are acceptable.**
15. Do the plans supersede the conceptual Drawings? **Response: For the most part, the plans should mirror the conceptual drawings. However, it is the Offeror's responsibility to identify any discrepancies between the two documents. The conceptual drawings were developed by the school community and should therefore provide the Offerors with a clear sense of what the school and DGS wants on-site.**

16. Please clarify color and style of Retaining walls. **Response: The color and style of the Retaining walls has not been determined. Offerors will be required to use attractive, durable, sustainable and useful retaining walls with areas for children and adults to sit. Note: The two areas near the play equipment are of particular importance as they will serve as “supervisory seating” and have also been designed as the area for the PTA’s fundraising efforts (the “Giving Wall”) which will be located here with engraved bricks/pavers etc.**
17. To properly construct the proposed connection path – between the staircases above overlooking the soccer field, tree and bush removal will have to be performed. Please confirm removal of the trees and bush in this location to be a viable option. **Response: The permanent removal of trees and bushes in this area (as with most areas on the site) is NOT a viable option and is not authorized at this time. The goal for this area is to offer tree protection and erosion control by using landscaping enhancements. The special concept design can be modified to achieve the stated goals. However, in cases where some trees or bushes must be removed, Offerors should note these and provide a rationale for the permanent removal.**
18. Will a structural design be provided for the educational boardwalk? If not please provide more information to properly price. **Response: No additional design information will be provided for the “educational boardwalk.” Offerors are required to develop a solution that meets the general requirement of the boardwalk outdoor classroom design concept. Note: this area is currently missing perimeter fencing, and the concept design plan incorporates a fencing solution.**
19. Are aggregates needed under installation of permeable pavers? If so, what kinds? How many inches? **Response: Offerors are required to include any aggregates or other material needed to support the permeable pavers, based on their experience and in accordance with local codes.**
20. Due to expanded surface improvements, it is likely storm water management will be required since the disturbance is more than 5,000 square feet. Is SWM Design part of the Design/Build Fee? **Response: DGS requires a SWM plan that retains as much storm water on-site as possible. Offerors should explore water retention solutions where no SWM Design or retrofit to existing SWM systems is needed.**
21. Are design / construction required of any site elements in the central area - basketball courts, turf field, as originally indicated on the conceptual package? **Response: Yes. The Department would like to relocate shade poles (as noted in the concept plan) from their existing locations; and to convert the basketball court area into a multipurpose court for basketball and tennis. This can be achieved with surface paints, lines, and possible repositioning or removal of basketball poles.**
22. Is ADA accessibility from the lower intersection required for the project? **Response: Yes, a detail will be provided by DGS by subsequent addendum.**
23. Are any improvements and/or cleaning needed for existing sand filtration system? **Response: DGS is not aware of any needed improvements or cleaning for the existing sand filtration system.**
24. The PTA has been contributing to design ideas. Has anything outside of the project documents become a part of the Design Concept and in need of consideration? **Response: The design documents include and show the types of materials and play equipment identified as suitable and preferred for the school and its students.**

25. Have the Plant species planned for use been identified, if so please provide specifications? **Response: Offerors are required to use plant species that are suitable for playgrounds (e.g., flora with thorns are not advisable) and that are also relatively low maintenance. Suggestions for plant species are included in the concept plan report.**
26. Is there a specific surface type desired for the proposed walking track? **Response: Yes, non-asphalt/non-concrete surface that is permeable, shock absorbing (to be used as a running track is preferred) and consistent with state of the art recommended standards.**
27. Please confirm the budget of this Project at \$1,000,000. **Response: The total budget for this project is \$1,000,000 including hard and soft costs.**
28. C 301 calls for the Brick-Faced Seat Wall to match school existing brick color. Prices vary substantially based on color/spec. With this understood please provided the schools existing brick color and spec to properly price and match. **Response: The exact color and specification of the existing brick façade of the school is not available. Offerors is required to meet this requirement based on Offeror's assessment of the site.**

## **Item #2**

**The bid date is hereby changed.** Proposals are due by **January 29, 2013 at 2:00 pm EST.** Proposals that are hand-delivered should be delivered to **Frank D. Reeves Center, 2000 14<sup>th</sup> Street, NW, 8<sup>th</sup> floor, Washington, DC 20009.**

- End of Addendum No. 3 -